

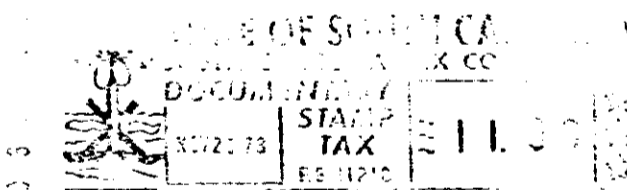
MORTGAGE

FILED
GREENVILLE CO. S. C.
NOV 20 1 50 PM '78
JAMES STANFORD

THIS MORTGAGE is made this 13th day of November 1978, between the Mortgagor, Eugene Forrest Anders and Deborah P. Anders (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand five Hundred and no/100 (\$27,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 13, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: All that piece, parcel or lot of land lying, being and situate about two miles South of Gowensville, in Greenville County, South Carolina, containing 1.35 acres, more or less, and having the following courses and distances, to-wit: Beginning at a Nail & Cap in County Road, and which Nail & Cap is 1297.9 feet in a Westernly direction from the center of South Carolina Highway no. 880 and running thence from said Nail & Cap and with said County Road S.76-23 W.151.7 feet to an old Nail & Cap in said County Road, thence N.12-05 W.398.1 feet to an old Iron Pin, thence N.77-37 E.145.2 feet to an Iron Pin, thence S.13-01 E.394.8 feet to the beginning point (Iron Pin back on line at 25 feet). This being a part of the property which was conveyed to Nan Morrow Reese, Thomas H. Morrow, and Oma C. Morrow by Onie C. Morrow by deed recorded in the R. M. C. Office for said County on Nov. 22, 1974 in Deed Book 1010, page 728. And this being the same property which was conveyed to mortgagors herein by Nan Morrow Reese, Thomas H. Morrow, and Oma C. Morrow by deed which will be recorded forthwith in the said office. For a more particular description see plat prepared for Nan Morrow Reese, Thomas H. Morrow, and Oma C. Morrow by Neil R. Phillips, R. L. S., dated Aug. 29, 1978 and which plat will be recorded forthwith in said office.



which has the address of Route 2 Landrum S. C. 29356 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

0.80

4328 RV.2